



General Assembly

February Session, 2016

***Raised Bill No. 449***

LCO No. 2042

\* SB00449FIN 040116 \*

Referred to Committee on FINANCE, REVENUE AND  
BONDING

Introduced by:  
(FIN)

***AN ACT CONCERNING THE PILOT PROGRAM FOR THE  
ALTERNATIVE METHOD OF ASSESSMENT FOR COMMERCIAL  
PROPERTIES.***

Be it enacted by the Senate and House of Representatives in General  
Assembly convened:

1 Section 1. Section 12-63i of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2016*):

3 (a) The Secretary of the Office of Policy and Management shall  
4 establish a pilot program for not more than five municipalities of  
5 varying sizes and in different regions of the state to allow for the  
6 assessment of a commercial property based on the net profits of the  
7 business or businesses occupying such property. Municipalities shall  
8 apply to said office in the manner and form directed by the secretary  
9 for inclusion in the pilot program.

10 (b) Notwithstanding any provision of the general statutes, any  
11 municipal charter, any special act or any home rule ordinance, each  
12 municipality selected to participate in the pilot program shall, by  
13 ordinance, provide for the assessment of [not more than three]

14 commercial properties based upon the net profits from the previous  
15 calendar year of the business or businesses occupying each commercial  
16 property or, if such commercial property was vacant, on the net profits  
17 anticipated by a new business tenant of such commercial property. A  
18 participating municipality shall include in the ordinance adopting  
19 such assessment method (1) a description of commercial properties  
20 that are eligible for such assessment method, (2) a requirement that all  
21 parties affected by the use of such assessment method, including the  
22 owner or owners of the commercial property, the business or  
23 businesses occupying such property and the municipality, agree to the  
24 use of such assessment method, (3) a description of how the rate of  
25 assessment for such commercial properties will be determined, based  
26 upon such net profits or anticipated net profits, (4) provision for an  
27 application process, including documentation required from the owner  
28 of a commercial property to demonstrate the benefits to the  
29 municipality and such commercial property of such assessment  
30 method, and (5) provision for the phase-out of such assessment  
31 method on individual commercial properties, so such properties may  
32 be returned to the assessment method otherwise required by this  
33 chapter.

34 (c) The Secretary of the Office of Policy and Management shall, not  
35 later than January 1, 2015, and annually thereafter, report in  
36 accordance with the provisions of section 11-4a to the joint standing  
37 committee of the General Assembly having cognizance of matters  
38 relating to finance, revenue and bonding, regarding the program  
39 established by this section. Such report shall include a description of  
40 (1) efforts made by the office to inform municipalities about the  
41 program, (2) the application process developed by the office, (3)  
42 inquiries and applications received from municipalities regarding  
43 participation in the program, and (4) legislative changes that may be  
44 considered to improve the program.

This act shall take effect as follows and shall amend the following sections:
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Section 1	<i>October 1, 2016</i>	12-63i
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***FIN***      *Joint Favorable*